



Investment building for sale

116 - 120 8th Street South
Lethbridge, AB



9,458 SF



Investment
opportunity



Quick possession
available



**Investment opportunity - multi-tenant
property in a desirable downtown location**

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property
information**

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Investment building for sale

116 - 120 8th Street South



PROPERTY DESCRIPTION

This two-story commercial building has a long-term main floor tenant and offers a great investment opportunity. A brand new intercom system for enhanced safety and access control has been installed. The projected net income is \$100,000 with current expenses estimated at \$25,000 per year. This property would be suitable for an owner-user because there is 4,824 SF available for lease on the second floor.

LOCATION DESCRIPTION

The subject property offers an excellent downtown location with convenient access from Stafford Drive, Highway 3, and 3rd Avenue South. Quality neighbouring businesses include Peak Physical Therapy, Chrome Salon + Spa, Wingate by Wyndham Hotel, Professional Optical, Modern Chinese, CASA, Park Place Mall, and Sister's Pub & Grill.

UNIT BREAKDOWN

- Unit 118 - Lethbridge Pregnancy Centre (4,634 SF)
- Unit 200 - Vacant (1,302 SF)
- Unit 202 - Vacant (814 SF)
- Unit 204 - Vacant (414 SF)
- Unit 208 - Vacant (2,272 SF)

OFFERING SUMMARY

Building Size	9,458 SF
Legal Address	4353S;8;14-15
Zoning	Downtown Commercial (C-D)
Sale Price	\$824,999
Taxes	\$6,760.97 (2024)
Current Net Income	\$57,288
Projected Net Income	\$100,000 / Year
Operating Expenses	\$25,000 per year (Est.)* Includes taxes, utilities, insurance, maintenance

PROPERTY HIGHLIGHTS

- Stairwell access to all floors
- Shared second floor washrooms
- Off-street parking (Zone 3)
- Conveniently accessible location

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